

**TOWN OF AMENIA
PLANNING BOARD WORKSHOP MEETING
DECEMBER 27, 2007**

PRESENT: Chairman George Fenn
Jim Walsh
Nina Peek
Bill Flood

Dr. Michael Klemens
Mary Ann Johnson

ABSENT: Jay Dedrick
Gina Mignola
Tony Robustelli

PIZZARIA-FRESHTOWNPLAZA ROUTE 22 AMENIA, NY

Dante Mazzotta – Santos Pizza and Restaurant – Approximately 2000 square feet, handicapped bathrooms, extra layer of protection from the kitchen, and there will be a service bar – not a sit down bar. He then showed the Board the layout of the restaurant. Nancy Brusie stated that with the new zoning Mr. Mazzotta would need a special use permit. The requirements have been met for parking and it has been Board of Health approved. Ms. Brusie has the letter. Therefore a Public Hearing will be scheduled at the January meeting.

DEPOT HILL FARM

DEIS

Depot Hill Road, Amenia

Brandee Nelson representing Depot Hill Farm wanted to wrap up the revisions to the DEIS. There were two items; one regarding the requirement 3.18 for noise monitoring survey. Mary Ann Johnson asked if they were still going to do some type of noise evaluation and Ms. Nelson said yes. Under Section 3.18.1 ...conduct a noise monitoring survey. There are no lawns proposed for this project, therefore there will be no lawnmowers. There will be hayfields, meadows, patios, walkways, plantings. 3.18.2 – all will be done. The other is 3.18.3 Mitigation Measures – they will set back residential structures from nearby residences on Depot Hill Road and plant buffers. There will be no construction on weekends. Under Section 3.9 Land Use and Zoning – existing zoning is obsolete – no discussion there. The proposed zoning is now the existing zoning. Under the Potential Impacts and Mitigation Measures anything under the proposed zoning can be discussed as the current zoning. Nina Peek asked if there would still be a comparison of the RDO. Ms. Nelson said there is a Zoning Compatibility Table in the DEIS. Dr. Klemens asked if they addressed the concerns of the yield analysis. Ms. Nelson continued the RDO doesn't require the yield analysis map. Nina Peek felt in the alternative section they need a realistic conventional plan. The existing zoning discussion is RDO. The Alternatives are discussed in Section 5. Ms. Nelson stated that the RDO is not a subdivision nor does it go through the same analysis. Nina Peek asked what they were not doing to amend the scope. Ms. Nelson said that the RDO does not require a yield plan, look at Section 1.1 of the scope.

Mary Ann Johnson stated that there are two requirements to meet: the maximum coverage and the open space. Ms. Nelson will return for the regular meeting January 3, 2008 with the proposed amended scope and the EIS. Bill Flood asked what it would cost to extend the sewer line down Depot Hill instead of the cost of a sewage treatment plant. Silo Ridge is proposing a plant with extra capacity. Ms. Nelson went to a workshop this past spring and Silo is proposing a 400,000 gallon per day overall plant with capacity of 160,000 gallons per day for the Town and if Depot Hill Farm joined in adding another 55,000 gallons. Nina Peek asked about the traffic analysis, did it take in the Silo Ridge project. Ms. Nelson said yes.

OTHER MATTERS:

Lana Anguin asked for the status of the Sub Division Regulations from Joel Russell. Chairman Fenn stated they were not adopted yet.

TRUST FOR PUBLIC LAND

Route 22, Town of Amenia

The Board discussed Trust for Public Land. The Public Hearing will be at the January regular meeting. Dr. Klemens had a concern they didn't list the restrictions. The reference to the Easement document should be seen as well as the baseline survey. Nina Peek asked about the D.L.C. letter. Dr. Klemens explained that someone wants to buy the land and D. L.C. is the broker and will hold the easement. The easement is very vague and there should be a baseline as well.

POLICIES AND PROCEDURES FOR REGULAR AND WORKSHOP MEETINGS

Nina Peek presented the Board a Policies and Procedures document to look over. The Board briefly discussed some aspects of the policies and it will be discussed at the January meeting.

Meeting Adjourned

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on December 27, 2008 and are not to be construed as the final official minutes until so approved.

_____ Approved as read

_____ Approved with: deletions, corrections and additions